

City Planning Commission
Sacramento, California

Members in Session:

Subject: Special Permit to develop a 71 space parking lot, and a lot line adjustment to merge three lots, on 0.5+ vacant acres in the Multiple Family R-3A zone.

Location: Southwest corner of 13th Street and F Street

BACKGROUND INFORMATION: This item was heard by the Commission on August 27, 1987, (see attached staff report). Staff requested that the item be continued until the findings of the Alkalai Flat Parking Study, by TJKM consultants, could be reviewed. The review was in reference to future parking needs in Alkali Flat Area due to proposed development along 12th Street (see Figure 1). The parking study has not yet been approved by the City Council.

The amount of future parking needed over a 10 year period is shown in Figure 2. These calculations were based on 4.5 spaces required for each 1,000 square feet of office and commercial use. The City Zoning Ordinance currently requires 2.5 spaces per each 1,000 square feet.

Three possible locations were considered as potential parking structure sites after the entire area was surveyed in detail by the consultant (see Figure 3). These areas are as follows:

1. The Casa Sanchez property located at the northwest corner of 12th and E Streets.
2. The southwest corner of 12th and F Streets which consists of several small businesses and vacant property.
3. The northeast corner of 12th and D Streets, which is the old City Center Motel property.

After evaluating all of these locations and discussing this matter with the City Parking Division Manager, it was determined that the most efficient development for off-street parking would be a single location with a large enough area for developing a three or four level parking structure.

Since the Casa Sanchez property is the more centrally located of the three sites, it was determined that this should be the recommended location for a new parking structure (see Figure 3). The parcel is approximately 160 feet by 120 feet in size, and by adding the cleaning facility located to the west, the area for parking development would be 160 feet of frontage on 12th Street and an equivalent amount of frontage on E Street. It is estimated that a four level structure could produce 290 spaces, which would more than meet the 265 needed spaces as projected in the report.

It is recommended that new off-street parking constructed in Alkali Flat be maintained and operated by the City's Parking Division, unless the parking facilities are located on private property and controlled by a business development. It is estimated that the development of off-street parking